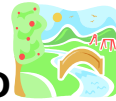




REDMOND PARK BOARD



Meeting Minutes November 3, 2005 Old Redmond Schoolhouse Community Center

I. Call to order/Welcome to Citizen Guests

The regular meeting of the Redmond Park Board was called to order by Chair Lori Snodgrass at 7:00 p.m.

Board members present: Chairperson Snodgrass; Co-chair: Kelsey; Board members: Margeson, Stewart, and Youth Advocate Duncanson

City staff present: Danny Hopkins, Parks Director; Tim Cox, Parks Planning Manager; Kurt Seemanns, Public Works Transportation Engineer; Gary Lee, Community Development Planner; and Sharon Sato, Recording Secretary.

II. Approval of Minutes

Motion for approval of the September 1, 2005 Redmond Park Board minutes as presented:

Motion by: Margeson to approve and adopt minutes

Second by: Stewart

Motion carried: 4-0 unanimous

III. Items from the Audience

None

IV. Additions to the Agenda/Handouts

A. Letter from Croquet Club

Tabled. Snodgrass asked for further information for future discussion.

Cox suggested that staff go to the existing Croquet facility in Kirkland to see the site and playing area size, respond to the Croquet Club of the status on staff's investigation and report back to the Board at a future meeting.

B. Memo to Planning Commission - Signs in Parks - Handout

V. OLD BUSINESS

A. Downtown SWOT Introduction - Gary Lee - Planner

Gary Lee, City of Redmond - Planning and Community Development, provided the Board with background Comprehensive Plan and zoning information as an introduction to the Downtown Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis. The Board had previously analyzed Park and Recreation facilities SWOT for several neighborhoods, thus far completing SWOT analysis for Willows, Rose Hill, Sammamish Valley and Grass Lawn neighborhoods.

Lee is currently working with the Planning Commission on the update of the downtown neighborhood zoning regulations in the Redmond Community Development Guide. Lee displayed a map of the pedestrian system in downtown Redmond. Shown were - designated urban type street frontage with buildings on sidewalk edges, mid-block connections between streets, and zones.

Over 2,500 new residential units are projected with the downtown over the next 15-20 years, in 3-4 story buildings. Taller buildings will be located in the Town Square area, which will allow buildings up to 8-stories. Currently density is less than 25 units per acre, overall residential, overall density could be 60 units per acre in 15-20 years.

Plans include looking for "gathering" places and spaces, e.g. small 1/2 court basketball or pickleball courts or small plazas. Snodgrass noted that the City does have five large park properties in the downtown area - Anderson Park, The Edge Skate, Municipal Campus Park, the Old Redmond Schoolhouse Community Center (ORSCC) and Luke McRedmond Landing.

Hopkins summarized that with the redevelopment, projects would provide recessed corners, gathering places and plazas. The plan also includes capitalizing on the existing downtown parks. There are several trails which create linkages within the downtown to park amenities.

Lee continued that with residential density, a requirement of 100 sq. ft. of common open space per unit be provided. The developer can also pay a "in lieu of fee" for up to 50% of the units, the fee would be based on 50% of the existing impact fee of approximately \$1,600 per single family unit, the fee would be put into a park fund specifically designated for downtown parks, improvement or purchase of land.

Snodgrass noted that to ensure adequate resources for plazas and other park amenities, impact fees that would be paid for by the developer to purchase this property are important. Hopkins responded that this is the best way to go and that fees can be transferred to other existing facilities (Teen Center, ORSCC, Clock Tower, Flag Pole Plaza or other identified projects.)

Kelsey inquired if provisions had been made to accommodate on street setbacks or parking for new/planned residential/business units for uninterrupted traffic flow for those who are moving in or out, or for deliveries. Lee responded that staff is looking into the conversion of 85th Street/164th into three lanes with parking on either side. Future development is not required to provide dedicated additional land for bulb outs from existing curb lines.

Snodgrass inquired if there were provisions in the plans for requiring further buildings setbacks, away from the curb. These types of building setbacks encourage sidewalk seating. Lee responded that growth in the downtown will facilitate an urban center, with commercial on the ground floor, and office or residential uses on upper floors.

Snodgrass responded that the Board looked at buildings without setbacks, as counter to providing gathering spaces, niches for public gathering places or plaza areas where the public can.

Hopkins responded that buildings right up to the 14' wide sidewalk and some streets have recessed/bump out parking, which provides for on-street parking. He added that the City should be diligent in their efforts to ensure that the developer provides some "convenient" off loading area in front of buildings.

Kurt Seemann, Transportation Planner, added that one thing citizens have stated is the importance of maximizing parking, which is an important part of the City's Transportation Master Plan (TMP). He added that the importance of on street parking is the separation between pedestrians and travel lanes - generally needed in the downtown - which is an important goal of the City. Margeson noted that this should be stated in the TMP.

Snodgrass inquired when the downtown element of the Comprehensive Plan would be coming back for public review. Lee responded that minor revisions are done yearly and a major one done every five years.

B. Signage at Parks

Hopkins reported that staff worked with the Planning Department and legal department regarding signage in parks. The City Municipal code distinguishes signage in parks from signs regulated by the zoning code. Signage in Parks is under the jurisdiction of the Parks Director. Input is given by the Park Board. Hopkins indicated that all signs within parks would be reviewed by the Director for appropriate size and location.

C. Bear Creek Parkway Extension - Kurt Seemann/KPG Consultants

Kurt Seemann, City Transportation Planner reported the following purpose of Bear Creek Parkway Extension:

- Improve pedestrian environment
- Reclaim downtown for living, shopping
- Provide alternative traffic routes
- Allow conversion of one-way couplets to 2-way streets
- Finish a project the City has been planning for a long time
- Economic revitalization - too congested to get to shops - take commuter traffic off core roads
- More connection for pedestrians, bikes and local traffic
- Accommodate future growth
- Additional connection for east/west traffic

Seemann reported that discussions for the downtown began in 1999-2002 with the Downtown Master Plan. One part of the DT Plan was the Bear Creek "by-pass" concept - a way to intercept the volumes of traffic east or west of Redmond. Four alternatives were chosen as the best to alleviate traffic flows and stay consistent with goals to keep a connection with downtown.

KPG was hired by the City to produce a Plans, Specifications and Engineering for the Bear Creek Parkway corridor. Preliminary design work has begun. Preliminary analysis indicates a five lane by-pass concept is not an appropriate design and not needed for projected traffic. By-passing downtown is not the goal - the goal is connections.

Paul Fuesel, KPG - summarized this project as more than a street corridor. It includes park, trail, transit, ped-bike, downtown districts, streets, and open space elements. This project will improve the pedestrian environment, reclaiming downtown for living and shopping, alternative traffic routes, economic revitalization, connections - based upon the downtown element for open space and parks, this is a connectivity opportunity.

Project definition - from Redmond Way at 159th Place, east around the Heron Rookery connecting Town Center at Bear Creek Parkway. The Bike-Ped and Trails groups discussed the connection from the Transit Center/Edge Skate Park down 161st, connecting to RiverWalk and the Sammamish Trail, as well as SR520. The Bike group is interested in bike lanes to intersection of new alignment for Bear Creek Parkway. Ideally, a new trail would be created on the western edge of the Heron Rookery. The Trails group saw the north/south connection as a potential downtown trails connection as a potential downtown trails connection.

Open space - the existing Heron Rookery will be preserved. Per the Don Norman, Heron expert, the trees in the rookery should be preserved; the habitat needs to be maintained. The Rookery could be utilized passive recreation uses during the times the Herons are not occupying the area and roosting - passive trail link. Fish and Wildlife will work with the City to minimize and mitigate roadway impacts, and make habitat improvements.

Hopkins identified trail and park resources in the vicinity, e.g. south of Town Center and Bridal Crest Trail properties (11 acres) and Dudley Carter site. Hopkins added that this is a good time to enhance habitat and wildlife and work on environmental issues, as well as a potential opportunity for environmental education within the vicinity.

A license plate study had taken place to determine how much of the peak hour traffic is going through town and how much is downtown destination oriented - studies showed that most of the peak hour traffic, 75%, is has a downtown destination and the remaining traffic, 25%, other places. A three lane designed roadway section will work today and in the future, small alignments will be made. Linkages will be pedestrian friendly, pedestrian scaled, moving traffic on terms with pedestrians, transit, bicyclists, trail users, park users, connections to parks and open space.

Snodgrass inquired about the intent of the design of roadway around the rookery. Fuesel responded that the plan is to be far away enough as to not impact any existing trees within the rookery. KPG will be working with Don Norman and the State Fish and Wildlife and Audubon Society to come up with a solution that works.

Kelsey commented that he is very pleased that the existing Bear Creek Parkway will stay the same. He added that traffic solutions need to be addressed on Redmond Way. His hope is that the proposed trail would be along 159th and not through the rookery to not impact the herons or any other existing wildlife in the rookery. Kelsey also added that he

is concerned about increased noise and pollution in the Parkway, specifically in the Town Center area, due to traffic and trail users and hoped that adequate landscaping would be added between the trail and Parkway. Kelsey also had a concern about the traffic lights causing frequent stops and pollution.

Margeson inquired if traffic lights would be installed at the intersection of Bear Creek Parkway and 164th, and 166th. Response is that these, as well as other potential signal sites, are being analyzed at this time.

Snodgrass thanked staff for taking comments/concerns into consideration in the redevelopment of this plan. She reinforced the comment of providing surfaces that allow for non-concrete/non-asphalt, rubberized/quieting type or porous type - weather issues allowing. She would prefer to see some shifting away from the rookery's northern boundary and northern corner utilizing the shop site for pavement for transportation purposes and adequate landscaping. She reiterated her concern that the continued mowing on the Town Center open space discouraged the opportunities for new growth in open space areas. This project will consider and potentially include additional/larger stormwater detention for downtown

Seemann noted that the next steps will be:

Engineering design - goal to finish the preliminary design.
Return to Park Board for review before the 30% design - time to make changes - possibly February/March.

C. Land Acquisition Prioritization and Strategy

Stewart submitted a motion, for consideration, in light of rapid growth in North Redmond area, that Park Board instructs staff to further investigate and initiate acquiring additional land, approximately five acres, adjacent to the City's five acre parcel in North Redmond.

Second by Margeson.
Approval: 4-0

Hopkins added that there is a need for an additional five to seven acre park in the North Redmond neighborhood. Stewart added that a larger park is needed to accommodate resident density. Hopkins so noted that the maximum size is desirable due to the impending density.

VI. New Business

- A. Anderson Park Cabin Restoration - Gene Grulich and Linda Gorremans
Gorremans introduced Grulich and noted that an earlier meeting took place with Grulich, Parks staff and the Landmark Commission, at which time the Landmark Heritage Commission had approved the project with a few conditions pertaining to the skylights and landscaping.

Grulich's firm has been hired to exam the Fullard and Adair Houses to remediate deterioration and design for repair. The Adair House, more seriously deteriorated, is being focused on at this time, with the understanding that any monies remaining will be used on the Fullard House.

The proposal encompasses:

Soil base - isolating the buildings from the soil is a significant effort. Excavation will take place below the Adair House and a crawlspace will provide proper ventilation.

Repair - deteriorated logs (80% is base logs) and damaged logs. Epoxy fillers and sealers will be used on end logs - cleaned and sealed.

Safety - improvements to safety and doorways on east elevation of the Adair House - steps will be replaced.

Drawings were handed out (elevation and working drawings for repairs) - elements are noted on drawings, the extent of the repair is also shown on the drawings. Work will be confined to the smallest areas. Completion is envisioned as not being noticeable. Landscaping will be removed and replaced with smaller plantings, along with an irrigation system. The Board will be updated as the project proceeds.

A total of fifteen to twenty logs will be replaced in both buildings, eight logs in the Fullard House (front porch area) and remaining at the Adair House.

Snodgrass inquired if there are any, current, accessibility issues at the Adair House. Grulich responded that there is a slight problem but is currently useable and accessible, however, this will be addressed during submittal of plans.

Margeson inquired what the length of the project would be. Grulich responded that construction drawings are being completed for id late 2005 or first quarter 2006. Restoration will take place first quarter of 2006.

Kelsey inquired about the budget dollars. Gorremans responded that the project is funded from the Parks CIP and there is a possibility of working with the Planning Dept. on additional funds.

The Board endorsed the project and encouraged staff to use all means to complete restoration for both cabins.

Gorremans summarized that the intent of the project is to stabilize the cabins without noticeably altering their appearance with the exception of the two doors at the Adair House and improved landscaping. Kelsey requested native plant replacement.

The Landmark Commission has asked the removal of the skylights in the Adair House due to historical appearance and requested additional inside lighting.

- B. Retreat Debrief
Tabled

VII. Reports – Projects

- A. None

VIII. Coming Attractions

- A. Tennis Facilities Discussion
- B. Anderson Park Water Treatment Facility

IX. Other

Hopkins thanked the Board for the opportunity to have worked with them on projects the last few years. This is Hopkins last Board meeting and is relocating back to Florida. The Board thanked Hopkins for his exemplary service and wished him future success.

IX. Adjournment

Motion to adjourn: Stewart
Second by: Margeson
Approved: 4-0

Meeting adjourned at 9:20 p.m.

By: _____

Redmond Park Board

October 6, 2005

Page 9

Lori Snodgrass, Chair

Date

Minutes prepared by Recording Secretary, Sharon Sato

Next Regular Meeting

January 5, 2006

7:00 p.m.

Location: Old Redmond Schoolhouse Community Center